

Legals-WHJ**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.****30-2023-01306967**

TO ALL INTERESTED PERSONS: Petitioner: XUAN KIM THI NGUYEN filed a petition with this court for a decree changing name as follows: XUAN KIM THI NGUYEN to KATHLEEN XUAN NGUYEN. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

04/11/2023

8:30 a.m. Dept: D100 REMOTE

Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Westminster Journal
DATE: 02/14/23
JUDGE Layne H. Melzer
Judge of the
Superior Court
Westminster Journal
2/23,3/2,3/9,3/16/23-128041

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.**30-2023-01307744**

TO ALL INTERESTED PERSONS: Petitioner: JOSE CARLOS ROBLES CUEVAS filed a petition with this court for a decree changing name as follows: JOSE CARLOS ROBLES CUEVAS to JOZEF CALLAN ROBLES. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

04/18/2023

8:30 a.m. Dept: D100 REMOTE

Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Westminster Herald
DATE: 02/17/23
JUDGE Walter P. Schwarm
Judge of the
Superior Court
Westminster Herald
3/2,3/9,3/16,3/23/23-128131

Legals-WHJ**NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE**

(U.C.C. 6101 et seq. and B & P 24074 et seq.)

Escrow No. 234756-CS
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and address of the Seller/Licensee are: SOCIAL RESTAURANT GROUP LLC, 21214 BEACH BLVD., HUNTINGTON BEACH, CA 92648

The business is known as: SOCIAL HUNTINGTON BEACH AKA; SOCIAL COCINA Y TEQUILA. The names and addresses of the Buyer/Transferee are: AGAVE INC., 7725 GATEWAY, UNIT #1567, IRVINE, CA 92618. The assets to be sold are described in general as: FURNITURE, FIXTURES AND EQUIPMENT and are located at: 21214 BEACH BLVD., HUNTINGTON BEACH, CA 92648. The kind of license to be transferred is: Type: ON-SALE GENERAL EATING PLACE now issued for the premises located at: 21214 BEACH BLVD., HUNTINGTON BEACH, CA 92648.

The anticipated date of the sale/transfer is MAY 1, 2023 at the office of: R ESCROW CORPORATION, 1205 E. CHAPMAN AVE, ORANGE, CA 92866. The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$215,000.00 which consists of the following: DESCRIPTION, AMOUNT: CASH THROUGH ESCROW \$215,000.00. It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

DATED: FEBRUARY 22, 2023
AGAVE INC., A CALIFORNIA CORPORATION, Buyer(s)/Applicant(s) ORD-1546148 WESTMINSTER JOURNAL 3/16/23
Westminster Journal
3/16/2023-128786

NOTICE OF TRUSTEE'S SALE TS No. CA-22-913326-SH Order No.: DEF-410711 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/6/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of

Legals-WHJ

Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): TUONG NGUYEN, A SINGLE MAN Recorded: 1/14/2016 as Instrument No. 2016000018680 of Official Records in the office of the Recorder of ORANGE County, California; Date of Sale: 5/1/2023 at 9:00 AM Place of Sale: At the Doubletree by Hilton Hotel Anaheim - Orange County, 100 The City Drive, Orange, CA 92868 in the Auction.com Room Amount of unpaid balance and other charges: \$568,363.43 The purported property address is: 9811 CALENDULA AVENUE, WESTMINSTER, CA 92683 Assessor's Parcel No.: 143-181-38 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-913326-SH. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you

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are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-913326-SH to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-22-913326-SH DSPub #0184201 3/2/2023 3/9/2023 3/16/2023
Westminster Herald
3/2,9,16/2023-128155

ORDER TO SHOW CAUSE FOR**Legals-WHJ****CHANGE OF NAME CASE NO.****30-2023-01307751**

TO ALL INTERESTED PERSONS: Petitioner: AIRAM GERARDO-CERVANTES filed a petition with this court for a decree changing name as follows: AIRAM GERARDO-CERVANTES to AIRAM CERVANTES. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

04/18/2023

8:30 a.m. Dept: D100 REMOTE

Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Westminster Herald
DATE: 02/17/23
JUDGE Walter P. Schwarm
Judge of the
Superior Court
Westminster Herald
3/2,3/9,3/16,3/23/23-128483

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.**30-2023-01307766**

TO ALL INTERESTED PERSONS: Petitioner: JUNG KOOK KIM filed a petition with this court for a decree changing name as follows: JUNG KOOK KIM to JOHN JUNG KIM. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

04/19/2023

8:30 a.m. Dept: D100 REMOTE

Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Westminster Journal
DATE: 02/17/23
JUDGE Walter P. Schwarm
Judge of the
Superior Court
Westminster Journal
3/9,3/16,3/23,3/30/23-128559

NOTICE OF PETITION TO ADMINISTER ES-**Legals-WHJ****TATE OF: JAMES ARTHUR BERTRAND CASE NO. 30-2022-01293879-PR-LA-CJC**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JAMES ARTHUR BERTRAND. A PETITION FOR PROBATE has been filed by TRACY T. NGUYEN in the Superior Court of California, County of ORANGE. THE PETITION FOR PROBATE requests that TRACY T. NGUYEN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 04/11/23 at 9:00AM in Dept. C07 located at 700 CIVIC CENTER DRIVE WEST, SANTA ANA, CA 92701 NOTICE IN PROBATE CASES

The court is providing the convenience to appear for hearing by video using the court's designated video platform. This is a no cost service to the public. Go to the Court's website at The Superior Court of California - County of Orange (occourts.org) to appear remotely for Probate hearings and for remote hearing instructions. If you have difficulty connecting or are unable to connect to your remote hearing, call 657-622-8278 for assistance. If you prefer to appear in-person, you can appear in the department on the day/time set for your hearing.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form

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DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner ROBERT THEOFANIS - SBN 288286, THEOFANIS, LTD 1230 ROSECRANS AVE., STE. 300 MANHATTAN BEACH CA 90266
3/16, 3/23, 3/30/23
CNS-3679272#
WESTMINSTER JOURNAL
Westminster Journal
3/16,23,30/23-128798

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.**30-2023-01311352**

TO ALL INTERESTED PERSONS: Petitioner: SHERRIE ANN DELEON filed a petition with this court for a decree changing name as follows: SHERRIE ANN DELEON to SHERRIE ANN STEINBACH. The Court Orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

05/09/2023

8:30 a.m. Dept: D100 REMOTE

Central Justice Center
700 Civic Center Drive
West

Santa Ana, CA 92701

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Westminster Herald
DATE: 03/09/23
JUDGE Layne H. Melzer
Judge of the
Superior Court
Westminster Herald
3/16,23,30,4/6/23-128830

Trustee's Sale No. 22-100303 Attention recorder: The following reference to an attached summary is only applicable to notice(s) mailed to the trustor. Note: There is a summary of the information in this document attached Notice of Trustee's Sale You are in default under a deed of trust dated August 16, 2021. Unless you take action to protect your property, it may be sold at a public sale. If you need an explanation of the nature of the proceedings against you, you should contact a lawyer. On April 7, 2023 at 10:00 a.m., C&H TRUST DEED SERVICE, as duly appointed or substituted Trustee, under the certain Deed of Trust executed by Kieu T. Nguyen, a married woman as her sole and separate property as Trustor, to secure obligations in favor of Lexus Ct, LLC, a California limited liability company as Beneficiary, recorded on 08/17/2021 as Instrument No 2021-000518957 of Official Records in the office of the County Recorder of Orange County, California. Will sell at public auction to the highest bidder for cash, or cashier's check,



“ SHE SNORES MORE
THAN I DO, BUT I STILL
LOVE MY HUMAN. ”

— BANDIT
adopted 11-26-09



A PERSON
IS THE BEST
THING TO HAPPEN
TO A SHELTER PET

adopt

theshelterpetproject.org



Legals-WHJ	Legals-WHJ	Legals-WHJ	Legals-WHJ	Legals-WHJ	Legals-WHJ	Legals-WHJ
(payable at the time of sale in lawful money of the United States by cash, a cashier's check drawn by a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank specified in section 5102 of the Financial Code and authorized to business in this state) (Cashier's checks must be directly payable to "C&H TRUST DEED SERVICE"- third party endorsed checks will not be accepted) On the front steps to the entrance of the Orange Civic Center located at 300 E. Chapman, Orange, California all right, title and interest conveyed to and now held by it under said Deed of Trust in and to the following described real property situated in the aforesaid County and State, to wit: As more fully described in said deed of trust The street address or other common designation of the above-described property is purported to be 7282 Rockmont Avenue Westminister, California 92683 Assessor's Parcel No. 142-305-06 The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation, if any, shown hereinabove. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the trustee and of the trusts created by said Deed of Trust, to wit: Said property is being sold for the express purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is estimated to be \$146,166.78. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned Trustee, or predecessor Trustee, has caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Notice to potential bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice to property owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 860-9155 for information regarding the trustee's sale or visit www.chtrustdeed.com for information regarding the sale of this property, using the file number assigned to this case 22-100303. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice to tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 305-8901, or visit this internet website, www.chtrustdeed.com , using the file number assigned to this case 22-100303 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Please take notice that if the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Further, if the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid and shall have no further recourse or remedy against the Mortgagee, or Trustee herein. If you have previously been discharged in bankruptcy, you may have been released of personal liability for this loan in which case this notice is intended to exercise the note holders rights against the real property only. As required by law, you are notified that a negative credit reporting may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligation.	For trustee's sale dates, bids and postponement information, please call (949) 860-9155 or visit www.chtrustdeed.com . For any other inquiries, including litigation or bankruptcy matters, please call (949) 305-8901 or fax (949) 305-8406. C&H TRUST DEED SERVICE, as Successor Trustee Dated: March 9, 2023 Coby Halavais Trustee's Sale Officer (IFS# 29829 03/16/23, 03/23/23, 03/30/23) Westminster Herald 3/16,23,30/2023-128833	NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 36099-KR (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described (2) The name and business addresses of the seller are: ASFOUR GROUP CORPORATION, 6490 EDINGER AVENUE, HUNTINGTON BEACH, CA 92647 (3) The location in California of the chief executive office of the Seller is: 17833 SANTIAGO BLVD., VILLA PARK, CA 92861 (4) The names and business address of the Buyer(s) are: AMIR NOFARJAM, 547 SPRINGBROOK NORTH, IRVINE, CA 92614 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL AND FRANCHISE RIGHT of that certain business located at: 6490 EDINGER AVENUE, HUNTINGTON BEACH, CA 92647 AND 6918 WARNER AVENUE, HUNTINGTON BEACH, CA 92646 (6) The business name used by the seller(s) at said location is: SUBWAY #2288 AND SUBWAY #3654 (7) The anticipated date of the bulk sale is APRIL 6, 2023 at the office of: ADVANTAGE ONE ESCROW, 19671 BEACH BLVD STE 103 HUNTINGTON BEACH, CA 92648, Escrow No. 36099-KR, Escrow Officer: KIT RHOADS (8) Claims may be filed with Same as "7" above (9) The last date for filing claims is: APRIL 5, 2023. (10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. Dated: MARCH 3, 2023 TRANSFEREES: AMIR NOFARJAM TRANSFERORS: ASFOUR GROUP CORPORATION, A CALIFORNIA CORPORATION ORD-1556157 WESTMINSTER JOURNAL 3/16/23 Westminster Journal 3/16/2023-128894				